

Updated

**HALL COUNTY - STREAM BUFFER PROTECTION**  
 ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. HALL COUNTY CODE § 8.170.070

IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. HALL COUNTY § 17.225.040

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40

ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

OWNER'S CERTIFICATE

STATE OF GEORGIA  
COUNTY OF HALL

THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC AND PRIVATE IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE GAINESVILLE UNIFIED LAND DEVELOPMENT CODE. THE OWNER FURTHER ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED, AND DEDICATES TO THE CITY OF GAINESVILLE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS PUBLIC STREETS, EASEMENTS OR OTHER PUBLIC USE AREAS, AND ALL WATER SYSTEM, SEWERAGE AND OTHER PUBLIC IMPROVEMENTS (HEREINAFTER "FACILITIES"). HOWEVER, THE CITY OF GAINESVILLE WILL NOT TAKE OWNERSHIP AND MAINTENANCE OF THESE FACILITIES UNTIL SUCH TIME AS THE UNDERSIGNED PETITIONS FOR AND THE GOVERNING BODY OF THE CITY OF GAINESVILLE ACCEPTS THE DEDICATION AND ACCEPTANCE OF THE FACILITIES AS PROVIDED IN SECTION 9-13-14-12 OF THE GAINESVILLE UNIFIED LAND DEVELOPMENT CODE AND PROVIDED A MAINTENANCE BOND AS REQUIRED IN SECTIONS 9-13-13-9 AND 10.

OWNER'S NAME: \_\_\_\_\_

OWNER'S ADDRESS: \_\_\_\_\_

DATE \_\_\_\_\_

(OWNER'S SIGNATURE)

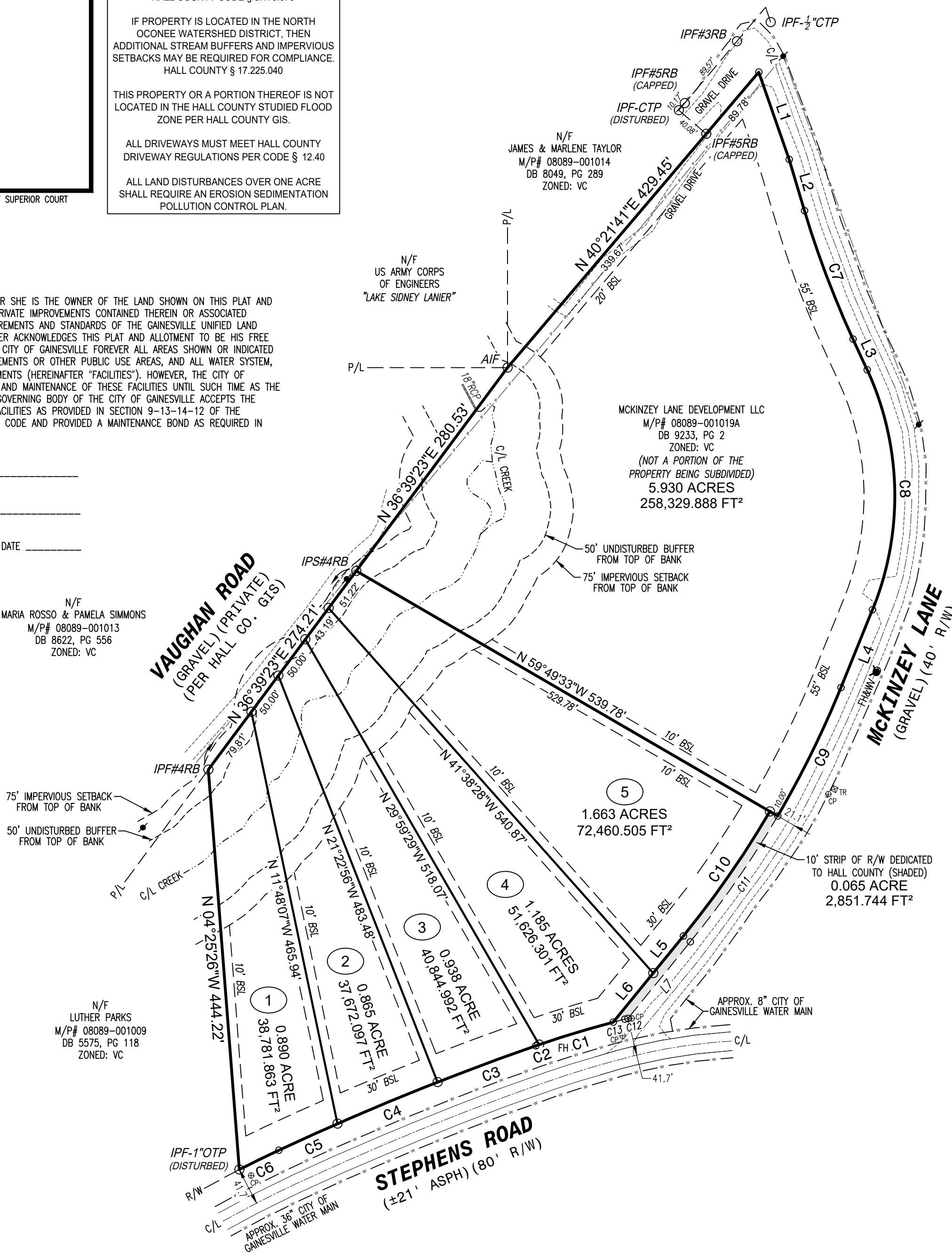
N/F  
 MARIA ROSSO & PAMELA SIMMONS  
 M/P# 08089-001013  
 DB 8622, PG 556  
 ZONED: VC

N/F  
 LUTHER PARKS  
 M/P# 08089-001009  
 DB 5575, PG 118  
 ZONED: VC

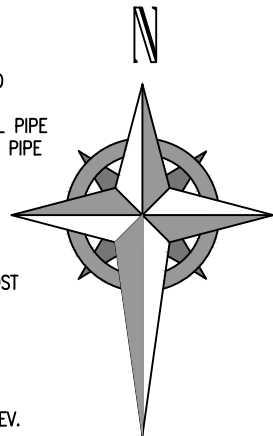
N/F  
 US ARMY CORPUS  
 OF ENGINEERS  
 "LAKE SIDNEY LANIER"

N/F  
 JAMES & MARLENE TAYLOR  
 M/P# 08089-001014  
 DB 8049, PG 289  
 ZONED: VC

MCKINZEY LANE DEVELOPMENT LLC  
 M/P# 08089-001019A  
 DB 9233, PG 2  
 ZONED: VC  
 (NOT A PORTION OF THE  
 PROPERTY BEING SUBDIVIDED)  
 5.930 ACRES  
 258,329.888 FT<sup>2</sup>



- LEGEND**
- BFE = BASE FLOOD ELEVATION
  - BSL = BUILDING SETBACK LINE
  - P/L = PROPERTY LINE
  - R/W = RIGHT OF WAY
  - LL = LAND LOT
  - LLL = LAND LOT LINE
  - N/F = NOW OR FORMERLY
  - M/P# = TAX MAP / PARCEL NO.
  - POB = POINT OF BEGINNING
  - NTS = NOT TO SCALE
  - IPF = IRON PIN FOUND
  - IPS = IRON PIN SET
  - COR MON = USCOE MONUMENT
  - RB = REBAR
  - CTP = CRIMP TOP PIPE
  - OTP = OPEN TOP PIPE
  - SQ. ROD = SQUARE ROD
  - AIF = ANGLE IRON FOUND
  - CMP = CORRUGATED METAL PIPE
  - RCP = REINFORCED CONC. PIPE
  - WM = WATER METER
  - WV = WATER VALVE
  - PP = POWER POLE
  - LP = LIGHT POLE
  - SP = SERVICE POLE
  - CP = COMMUNICATIONS POST
  - AC = HVAC UNIT/PAD
  - CO = SEWER CLEAN-OUT
  - SB = SEPTIC BUFFER
  - SS = SANITARY SEWER
  - MH = MAN HOLE
  - FFE = FINISHED FLOOR ELEV.
  - FH = FIRE HYDRANT
  - G-- = GAS LINE
  - P-- = POWER LINE
  - SS-- = SANITARY SEWER LINE
  - FM-- = SANITARY FORCE MAIN
  - T-- = TELEPHONE LINE
  - W-- = WATER LINE
  - X-- = FENCE LINE



THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY MCCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE HALL COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.

STATE WATERS ARE LOCATED ON THIS PROPERTY.

DATE OF SURVEY: APRIL 5, 2021

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 268,251 FEET AN ANGULAR ERROR OF 0.4 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 187,014 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13139C0281G, DATED 4-4-18.

ACCORDING TO HALL COUNTY GIS, THIS PROPERTY DOES NOT LIE WITHIN ANY FUTURE FLOODPLAIN AREA.

NOTES & REFERENCES

1. TAX MAP/PARCEL #08089-001019A & #08089-001019B (TO BE SUBDIVIDED)
2. PARCEL IS ZONED V-C  
FRONT - 55 FEET FROM C/L  
FRONT - 30 FEET FROM P/L (WHICHEVER IS GREATER)  
SIDE - 10 FEET  
REAR - 20 FEET
3. DEED BOOK 9233 PAGE 2
4. DEED BOOK 9233 PAGE 4
5. PLAT BOOK 23 PAGE 106
6. PLAT BOOK 96 PAGE 246
7. PLAT BOOK 416 PAGE 249A
8. PLAT FOR GARRY ENGLISH, BY MCCLURE SURVEYING INC., DATED MAY 3, 2021.
9. EACH NEW LOT CORNER WILL BE SET WITH AN IPS#4RB.

Curve	Radius	Length	Chord	Chord Bear.
C1	1120.20'	85.59'	85.57'	S 73°09'21" W
C2	1120.20'	4.17'	4.17'	S 70°51'37" W
C3	3056.98'	115.83'	115.82'	S 69°40'05" W
C4	3056.98'	120.00'	119.99'	S 67°27'29" W
C5	3056.98'	71.26'	71.26'	S 65°39'57" W
C6	1226.65'	48.74'	48.73'	S 63°51'35" W
C7	1100.00'	152.13'	152.01'	S 20°40'52" E
C8	335.00'	273.20'	265.69'	S 01°16'49" E
C9	1100.00'	158.51'	158.37'	S 26°12'40" W
C10	1090.00'	168.25'	168.08'	S 34°45'45" W
C11	1100.00'	169.82'	169.65'	S 34°45'43" W
C12	618.13'	3.54'	3.54'	S 76°11'08" W
C13	1120.20'	13.23'	13.23'	S 75°40'59" W

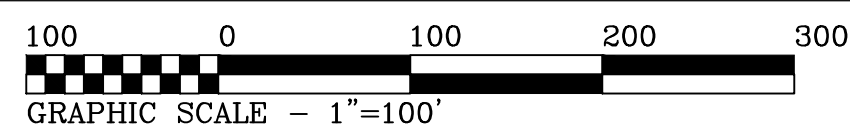
Course	Bearing	Distance
L1	S 19°12'34" E	102.44'
L2	S 16°43'09" E	59.23'
L3	S 24°38'36" E	37.42'
L4	S 22°04'58" W	93.01'
L5	S 39°11'04" W	52.79'
L6	S 39°11'04" W	70.12'
L7	S 39°11'04" W	109.45'

SUBDIVISION SURVEY FOR:

# STEPHENS ROAD DEVELOPMENT LLC

LAND LOT 89  
 8TH DISTRICT  
 FLOWERY BRANCH G.M.D. 1270  
 HALL COUNTY, GEORGIA  
 PLAT DATE: MARCH 14, 2024  
 REVISION DATE:

**TOTAL = 11.472 ACRES**  
 499,715.920 SQUARE FEET



**MCCLURE SURVEYING, INC.**  
 2505 JOHNSON DRIVE - SUITE D  
 CUMMING, GA 30040  
 O: (470) 297-5592 O: (770) 889-0281  
 CERTIFICATE OF AUTHORIZATION: LSF001203  
 NATHAN@MCCLURESURVEYING.COM  
 WWW.MCCLURESURVEYING.COM

**GEORGIA REGISTERED LAND SURVEYOR**  
 NO. 3086  
 NATHAN M. MCCLURE

Surveyor's Certificate  
 "It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown."  
 By: *Nathan M. McClure*  
 Registered Georgia Land Surveyor No. 3086  
**JOB NO. 21176**